APPENDIX D: Real Estate Plan

# Hamilton City Flood Damage Reduction And Ecosystem Restoration, California

### **Feasibility Study**

### REAL ESTATE PLAN

### 1. General Project Description.

The project is located in Glenn County in the immediate vicinity of Hamilton City, California. The town of Hamilton City is in the northern part of California's central valley, approximately 85 miles northwest of Sacramento. Hamilton City is an unincorporated community of approximately 1,800 residents, and is essentially a small rural farming community surrounded by a largely agricultural region. The Hamilton City Flood Damage Reduction and Ecosystem Restoration California, Feasibility Study is part of the Sacramento and San Joaquin River Basins Comprehensive Study initiated in 1998. The Comprehensive Study was authorized in the 1998 Energy and Water Development Act, Public Law (PL) 105-62. The House Report 105-190, which accompanied the 1998 Act, called for "development and formulation of comprehensive plans for flood control and environmental restoration purposes" in the Sacramento and San Joaquin River Basing in California.

### 2. Real Estate Requirements.

The property rights necessary to support the construction, operation and maintenance of the project are considered to be standard estates as defined in ER 405-1-12, Chapters 5 and 12. The proposed alignment of the project consists of a lengthy levee that will be set back from the west bank of the Sacramento River. The new levee will begin near Road 7 and run south to a mile south of Road 23. The environmental features of the project will have large land requirements that impact all or portions of 21 parcels. Most of the parcels required for the project are owned by the Nature Conservancy who fully supports the project. The levees will require a flood protection levee easement, affecting 19 parcels and covering an area of 144.64 acres. The levee will encumber approximately 4 acres along the edge of land which are a part of a wildlife refuge managed by the US Fish and Wildlife Service. The refuge operations staff has been involved in the project development and are supportive of the project. For the areas where restoration is to occur, fee title will be required, affecting 15 parcels and covering an area of 1,469.92 acres. There is also a requirement for a one year temporary work area easement, affecting 17 parcels and covering an area of 27.96 acres. An existing levee, constructed by landowners in about 1904 and known as the "J" levee, provides some flood protection to the town and surrounding area. The property requirements are shown on the attached tract map.

#### 3 Baseline Cost Estimate

The baseline cost estimate was developed by a gross appraisal, prepared the Sacramento District Appraisal Branch in January 2004. The cost by feature is presented below:

(1) Fee Title Lands, 15 Parcels, 1,469.92 acres = \$8,292,768 (2) Flood Protection Levee Easements, 19 Parcels, 144.64 acres = \$ 799,496 (3) Temporary Work Area Easement 17 Parcels, 27.96 acres 73,575 Sub-Total = \$9,146,339 Contingencies: 25% = \$ 2,286,046 Severance: 10% = \$ 914,087 Total LERRD's = \$12,347,075

The administrative costs for the project were developed by the non-Federal Sponsor and the Corps in the Micro Computer Aided Cost Estimating System (MCACES). The table below represents the current estimated administrative costs used for the plan formulation:

Number of Owners	Non-Federal	Land Values	Total LERRD Cost	
	Administration Cost			
14	\$999,790	\$12,347,000	\$13,346,790	

#### 4. PL 91-646 Relocation Assistance Benefits.

There are no residences or business affected by the project that would require relocation assistance.

#### 5. Mineral Interests.

N/A

## 6. Facility/Utility Relocations.

County Road 203 will require raising 1.5 feet to tie into the new levee, and ramping the road over the levee. The affected road has been determined to be compensible and the relocation will be the responsibility of the non-Federal Sponsor. Any conclusion or categorization contained in this report that an item is a utility or facility relocation to be performed by the non-Federal sponsor as a part of its LERRD responsibilities is preliminary only. The Government will make a final determination of the relocations

necessary for the construction, operation and maintenance of the project after further analysis and completion and approval of Final Attorney's Opinion of Compensability for each of the impacted utilities and facilities.

#### 7. HTRW.

No contamination has been identified.

#### 8. Land Owners.

The landowners are supportive of the project.

### 9. Non-Federal Sponsor.

The non-Federal Sponsor will be the Reclamation Board, Department of Water Resources, State of California. The Reclamation Board has been the non-Federal Sponsor of many Federal projects and has sufficient staff and ability to fulfill the obligations of the non-Federal Sponsor.

10. Real Estate Acquisition Schedule.

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REAL ESTATE ACQUISITION SCHEDULE						
	COE* START	COE* FINISH	NFS* START	NFS* FINISH		
RECEIPT OF FINAL DRAWINGS FROM ENGINEERING/PM	March 2006	April 2006	N/A	N/A		
EXECUTION OF PCA	Oct 2004	April 2006	Dec 2004	April 2006		
FORMAL TRANSMITTAL OF FINAL ROW DRAWINGS & INSTRUCTIONS TO ACQUIRE LERRD	April 2006	April 2006	N/A	N/A		
CONDUCT LANDOWNERS MEETINGS	N/A	N/A	April 2006	April 2006		
PREPARE/REVIEW MAPPING AND LEGAL DESCRIPTIONS	N/A	N/A	April 2006	May 2006		
OBTAIN/REVIEW TITLE EVIDENCE	N/A	N/A	April 2006	May 2006		
OBTAIN/REVIEW TRACT APPRAISALS	N/A	N/A	May 2006	June 2006		
CONDUCT NEGOTIATIONS	N/A	N/A	June 2006	Sept 2006		
PERFORM CLOSINGS	N/A	N/A	June 2006	Sept 2006		
PREPARE/REVIEW CONDEMNATIONS	N/A	N/A	July 2006	Sept 2006		
OBTAIN POSSESSION	N/A	N/A	July 2006	Sept 2006		
COMPLETE/REVIEW PL 91-646 BENIFIT ASSISTANCE	N/A	N/A	July 2006	Sept 2006		
CONDUCT/REVIEW FACILITY AND UTILITY RELOCATIONS	N/A	N/A	April 2006	Sept 2006		
CERTIFY ALL NECESSARY LERRD IS AVAILABLE FOR CONSTRUCTION	Sept 2006	Sept 2006	Sept 2006	Sept 2006		
PREPARE AND SUBMIT CREDIT REQUESTS	N/A	N/A	Sept 2006	Sept 2007		
REVIEW/APPROVE OR DENY CREDIT REQUESTS	Sept 2006	Sept 2007	N/A	N/A		
ESTABLISH VALUE FOR CREDITABLE LERRD IN F&A COST ACCOUNTING SYSTEM	Sept 2006	Sept 2007	N/A	N/A		

\*COE - Corps of Engineers NFS - Non-Federal Sponsor





